

August 2004

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Recommendations Made for Seattle's Future Growth

The Mayor's recommendations for how Seattle will grow over the next 20 years are now available from DPD. Part of the mandated 10-year update to amend Seattle's Comprehensive (Comp) Plan, these recommendations were gathered from the public, city staff and planning commissioners, and compiled by DPD's City Planning staff. City Council will consider and vote on the proposed amendments this fall. *Details on pages 2-3.*

Internat'l Codes Adopted with Seattle Amendments

The biggest change to Seattle construction-related codes in 30 years—the International Codes (I-Codes)—arrives Aug. 15, 2004. Ordinances adopting the new 2003 International Building, Residential, Mechanical and Fuel Gas Codes with Seattle amendments, along with amendments to the State Energy

Code, have been approved by City Council and Mayor Greg Nickels.

The I-Codes take effect Aug. 15, 30 days after the Mayor signed the ordinances. For 60 days after this effective date, DPD will accept applications designed to either the 1997 Uniform Codes or the I-Codes.

This means that, in order to vest to the 1997 Uniform Codes, a complete building permit application must be received by DPD by Oct. 14, 2004. Any permit applications received after that date must comply with the I-Codes.

DPD is also accepting applications designed to the I-Codes before Aug. 15 as a code alternate; however, applicants who wish to do this should call (206) 684-8850 for a presubmittal conference.

The ordinances containing the Seattle amendments to the I-Codes are available online at www.seattle.gov/dpd/techcodes. The I-Codes will be available as close to Aug. 15 as possible from DPD's Public Resource Center (address at left). Questions may be directed to:

Maureen Traxler, DPD Code Dev. Analyst Sup.
(206) 233-3892 maureen.traxler@seattle.gov



Get to Know the I-Codes

To help acquaint customers with the new International Codes (I-Codes), we have published a series of flyers that explore the differences between them and the current Uniform Building Code.

Called "Get to Know the I-Codes," this series is available online (link below) or from our Public Resource Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

To download the flyers, learn how to purchase codes, obtain code training, or contact DPD Technical Support, visit www.seattle.gov/dpd/techcodes.

**Vol. 2
No. 8**

Monthly Highlights

- DPD recommends amendments to Comp Plan, pg. 2
- Environmentally Critical Areas (ECA) update, pg. 4
- Wallingford design guidelines proposed, pg. 5
- Council approves Belltown design guidelines, pg. 5
- Design Commission busy recruiting and reviewing projects, pg. 6
- Sustainability case study on 9th & Stewart, a life sciences building in Denny Triangle neighborhood, pg. 7
- Update on proposed monorail design and station areas, pg. 9
- Interview with planning commissioner on Affordable Housing Summit, pg. 10

insideinfo

| | |
|---------------------------------|-------|
| City Planning Activities..... | 2-11 |
| Comprehensive Planning..... | 2-3 |
| Legislative Updates..... | 4-5 |
| Seattle Design Commission..... | 6 |
| Sustainable Building..... | 7-8 |
| Monorail Update..... | 9 |
| Seattle Planning Commission.... | 10-11 |
| Publication Updates..... | 11 |
| How to Reach Us at DPD..... | 12 |

Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Comp Plan 10-Year Update

Recommended Amendments to Seattle's “Comp Plan” Address Growth through 2024

DPD's City Planning staff has completed a set of recommendations to amend Seattle's Comprehensive (Comp) Plan—the collection of goals and policies that state how the city wants to grow over the next 20 years.

The Comp Plan provides guidance for regulations and future investments that will make growth work. The goals and policies appear in 10 “elements” or chapters, each dealing with a growth-related topic: land use, transportation, housing, capital facilities, utilities, economic development, neighborhood planning, human development, cultural resources and environment.

The City first adopted the Comp Plan in 1994 to cover the period up to 2014. The state Growth Management Act requires that the City review and update the Comp Plan in 2004 and this year's update anticipates growth to the year 2024. Between now and then, the City is planning to accommodate about 47,000 new households and about 83,000 new jobs.

DPD has led the interdepartmental staff work on this review, working closely with the Seattle Planning Commission to identify key issues to include in the update and to engage the public in discussions about potential amendments. After more than a year and a half of reviewing the current plan, its successes and shortcomings, and consulting with elected officials and the public, the staff has compiled the recommended amendments detailed on page 3.

The Comp Plan's Urban Village Strategy

When the plan was first adopted, it introduced an urban village strategy as the fundamental approach for accepting new growth. This strategy basically directed most of the expected growth and most new public services, like transit and libraries, into designated urban centers and urban villages. Urban centers are planned to be the densest, mixed-use neighborhoods, having high concentrations of both jobs and housing. The original plan identified five urban centers: Downtown, First Hill/Capitol Hill, Uptown, University District and Northgate.

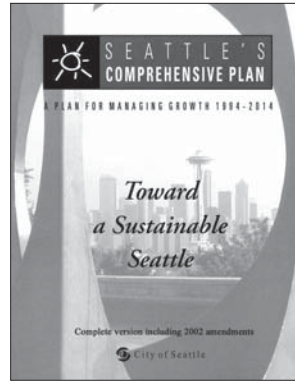
Additionally, the plan identified 25 urban villages, that also allow both commercial and residential growth, but at lower densities than the urban centers. These include places like Lake City, Ballard, Columbia City and Admiral. Overall, the urban centers and villages were projected to take about 75 percent of the city's household growth during the plan's life. The plan also designates two manufacturing/industrial centers—the Duwamish and Interbay—where only industrial job growth is expected. Together, these places served as the focus for the neighborhood planning effort of the late 1990s.

see **10-year update** on page 3

Comp Plan 10-Year Update

Highlights of the Recommendations

None of the recommended amendments to the Comp Plan would alter the City's commitment to the urban village strategy or to accommodating its share of growth. The biggest changes are in the Land Use, Transportation and Environment elements, but some changes are proposed for nearly every element. In addition, the plan's appendices, which include statistics and supporting data, have been extensively updated. The more significant proposals are summarized below.



—Land Use Element

Splitting the Land Use Element into two separate elements and creating a new Urban Village Element is recommended. This new element will include goals and policies most related to defining how urban centers and villages are expected to function and how much growth they are expected to accommodate. It will also help show how policies in other elements fit with the strategy. One significant recommendation is to change South Lake Union from urban village to urban center in order to acknowledge the higher levels of growth expected there.

The remaining policies from the current Land Use Element are primarily those that shape the City's development regulations. These have been reorganized to reduce repetition, to eliminate details that are more appropriate in the City's Land Use Code, and to make the policies easier to follow. One recommended shift in policy is to consider requiring less parking for new development projects in urban centers and villages than currently required, in order to encourage less reliance on cars. Another recommendation is to add policies governing Environmentally Critical Areas to this element; currently those policies exist as a separate document outside the Comp Plan.

—Transportation Element

A substantial reorganization of the Transportation Element is recommended to make the relationship of its policies more logical, both within the Comp Plan and between it and the Transportation Strategic Plan (TSP). The TSP is a functional plan that contains specific tools the City intends to use to carry out the Comp Plan's transportation-related policies. The TSP is also being revised this year, and the City is using the opportunity of the two updates to move some implementation details from the Comp Plan into the TSP, and some policies from the TSP into the Comp Plan.

One notable change in the Transportation Element is the establishment of goals for each urban center regarding the percentage of people who travel by means other than a single-occupant vehicle. Currently the Comp Plan has a citywide goal, but that does not adequately target the change in travel behavior to the places where that change is most likely to occur. The urban centers, because they are expected to take 60 percent of the future household growth and about 80 percent of the job growth, will be well suited for some people to walk to work or easily get transit to work, and for many people to walk to services or entertainment.

—Environment Element

Substantial changes to the Environment Element are proposed to make it deal primarily with broad environmental directions and move more specific policies to other elements, such as transportation or utilities. The recommended element includes protecting human health as the underlying motive

see **10-year update** on page 11

Next Steps

DPD will issue a Director's Report which details and explains the major recommendations. We will also prepare a separate document showing all of the recommended changes in "underline/~~strikeout~~" format, with a brief explanation of each change.

The City Council is expected to begin formally considering these recommendations and hold a public hearing in September. The Council's Urban Development and Planning Committee is expected to discuss and vote on the recommendations in September, with a full Council vote expected in October. Committee agendas and hearing schedules are available online at www.seattle.gov/council.

Questions: Contact DPD's Comprehensive Planning Unit, (206) 233-0079, compplan@seattle.gov



Seattle City Council Chambers are located on the second floor of the new City Hall at 600 Fourth Ave. in downtown Seattle.

Viewing Legislation

Printed copies of **draft** legislation are available from the DPD staff member listed with each story or from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Electronic versions of **final** legislation (both City ordinances and the Seattle Land Use Code) are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us>.

Attending Hearings

Seattle City Council committee agendas and hearing schedules are available online at www.seattle.gov/council.

Information is also available from the legislative assistant who staffs the committee reviewing the legislation by calling (206) 684-8888 or TDD (206) 233-0025.

Public hearings are held in Council Chambers on the second floor of the new City Hall at 600 Fourth Ave. The building entrance is on Fifth Ave. between Cherry and James Sts.

The Chambers are physically accessible and print and communications access are provided by advance request.

For those who wish to testify, a sign-up sheet is available outside the Council Chambers a half-hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.

legislativeupdates

Environmentally Critical Areas Amendments

The City of Seattle has embarked upon the first major update to Environmentally Critical Areas (ECAs) regulations and policies since they were first adopted in 1992. These regulations address how development on and adjacent to Seattle's ECAs is regulated.

ECAs include the city's wetlands, areas important for fish and wildlife, riparian corridors (such as creeks), geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas and abandoned landfills.

Local governments are required by the Washington State Growth Management Act (GMA) to designate and protect ECAs by adopting policies and development regulations. The GMA requires cities to consider the "best available science" in developing updated codes and policies. It also requires cities give special consideration to the habitat requirements of anadromous fish, such as salmon.

A public workshop was held in January 2004 to provide an overview of the current code and policies in order to solicit ideas and comments on the ECA code and policies. Approximately 60 people attended the workshop and many other submitted written comments. City staff are using the public comments from this workshop to help develop code and policy amendments.

DPD is currently engaged in reviewing the most up-to-date science applicable to Seattle's local circumstances and preparing a draft of the code amendments. When complete, DPD will distribute a report outlining the findings and the draft code for public review.

For updates on this project, check the "ECA Update" website at www.seattle.gov/dpd/Planning/ecaupdate in the coming weeks or contact:

Miles Mayhew, DPD Planner
(206) 615-1256, miles.mayhew@seattle.gov



Wallingford Neighborhood Design Guidelines Considered by Council

City Council will soon consider newly proposed design guidelines for Wallingford, which outline objectives to be met by new commercial and multifamily development proposals subject to design review within the neighborhood.

Many members of the Wallingford community representing a diversity of interests have participated over the past year in developing and refining design guidelines for Wallingford to augment the existing *Citywide Design Review Guidelines for Multifamily and*



Commercial Development.

While the citywide guidelines have served to increase appreciation of good design principles throughout the city, the adoption of neighborhood-specific guidelines for Wallingford will provide specific guidance to developers and City staff by revealing the character of the neighborhood as known by its residents and businesses.

Building on urban design-related goals and recommendations included in the *Wallingford Neighborhood Plan*, these new guidelines are intended to help increase awareness for and an understanding of the principles of good design, and to encourage involvement in the design review process.

The *Wallingford Neighborhood Plan* envisions a place where:

- neighbors are encouraged to know one another;
- safety is valued;
- people can work and shop at a variety of local businesses, and where those businesses can thrive;
- people feel safe and comfortable walking, riding a bicycle, using public transportation or driving,
- streets are pleasant public places; and
- citizens practice responsible stewardship of the architectural, cultural and natural environment, so that everyone enjoys the neighborhood's green spaces, intimate scale and historic character.

The proposed guidelines may be reviewed online at www.seattle.gov/dpd/publications/design_review_guidelines. For more information, please contact:

John Skelton
DPD Land Use Policy Manager
(206) 233-3883
john.skelton@seattle.gov

Belltown Design Guidelines Approved



On July 19, the City Council approved new neighborhood-specific design guidelines for the Belltown neighborhood. The guidelines will be used in the design review of new residential and non-residential development proposed in the Belltown neighborhood and will augment existing citywide design guidelines.

Belltown's neighborhood guidelines are intended to help new development

advance the community's vision for a neighborhood that will sustain the neighborhood's character as an eclectic, vibrant pedestrian center. It will also provide ways for new development proposals to effectively relate to noteworthy buildings and the positive architectural attributes of the neighborhood.

The guidelines will become applicable to new development proposed in the Belltown neighborhood at the end of August.

Copies of the new Belltown guidelines are available online at www.seattle.gov/dpd/publications/design_review_guidelines or from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

For more information on these guidelines or to learn more about the design review process, please contact:

Vince Lyons, Design Review Program Manager
(206) 233-3823, vince.lyons@seattle.gov

Seattle Design Commission Update

“Championing civic design excellence in Seattle’s public realm.”

The Seattle Design Commission (SDC) is actively recruiting to fill five positions that will open up this fall and in recent weeks has received a number of applications from candidates in the design and development fields. The application deadline was July 30. In August, interviews will be conducted with select candidates.

Final recommendations on new appointments will be forwarded to the Mayor’s Office for approval and then to City Council for confirmation in September. New commissioners will start in the fall.

The commission held one meeting in July and met in a full-day session on July 15. Recommendations from the commission include:

- **Fire Station 10 Replacement Project** (International District/ Downtown) - Approved pre-design for this complex \$30 million project which involves the co-location of three emergency and disaster response facilities near the Yesler Way Viaduct. The design team was commended for its thorough site analysis. Issues discussed include: emergency preparedness, security and the integration of the building into the neighborhood and surrounding context.
- **SR 520 Improvement Project** (Montlake/Eastlake) - Appreciated the design update from WSDOT on the SR 520 project which is still in the early planning stages, noting that increases in the height and width of the bridge were the chief concern. Key issues discussed include: vehicular capacity goals, public access, lidding options, environmental mitigation, improving transit connections and

additional pedestrian-bike connections to the Montlake and Madison Park communities.

- **Van Asselt Community Center Expansion** (South Seattle) - Noted many challenges with the project’s initial concept design, and recommended that the project team return at a later date with a cohesive plan and architectural strategy. Remedying the existing design is important, requiring a long-range vision for the site and perhaps phased improvements.
- **Cascade I (Richmond Laundry) Skybridge** (South Lake Union) - Approved the skybridge proposed for a mixed-use development with an understanding of the details and materials and the stipulation that the team consider bridge-attachment options and more creative lighting schemes.
- **Magnolia Bridge Replacement Project** (Interbay) - Reviewed the latest set of concept design options and concerns remain about constructing an extensive elevated viaduct structure, preferring a solution that maximizes surface roads and the potential use of Magnolia Bluff, is direct, simple and provides the least visual impact on

the waterfront edge.

- **Kubota Gardens—Crew Quarters and Parking** (Rainier Beach) - Approved design development for this latest project on site and commended the design team for holding to the Master Plan for the gardens with a simple, vernacular design.

Outside of regular meetings, the commission conducted a set of joint briefings with the Planning Commission to both the Mayor’s Office and City Council on the Alaskan Way Viaduct and Seawall Redevelopment Project. The commissions provided an update on their collaborative work to date and their individual recommendations on the Preferred Alternative. A joint resolution on the project will be issued by the Mayor and City Council in early fall.

SDC meetings are open to the public and are held the first and third Thursday of each month in the City Hall Boards and Commissions Room. For more info, visit www.seattle.gov/dpd/citydesign/projectreview/sdc or contact:

Layne Cubell, SDC Coordinator
(206) 233-7911,
layne.cubell@seattle.gov

Looking Ahead

In addition to recruitment activities mentioned above, in September the SDC will:

- return to City Council’s Urban Development and Planning Committee for its next semi-annual briefing on projects seen recently and design related activities involving the commission;
- conduct a half-day site tour trip with stops at South Lake Union, First Hill, Beacon Hill, Jefferson Park and High Point to see projects either recently opened or under construction; and
- likely review the following projects at its regular twice-monthly meetings: design development work on South Lake Union Park, schematic design update for Ballard Municipal Park, concept design options for the Fire Station 10 Replacement Project, and concept design work on Queen Anne Standpipe Replacement Project.

9th & Stewart life sciences building

*a participant in the
LEED™ core & shell
pilot project*



The 11-story 9th & Stewart Life Sciences Building is located in Denny Triangle, adjacent to Seattle's South Lake Union neighborhood, which is recognized as one of the nation's leading biotechnology and life sciences centers.

By building sustainably, the developer “future-proofed” their project, meaning that as commercial tenants become more aware of green building benefits, they will require them in their search criteria when looking for space to lease.

The July 2004 issue of dpdINFO featured Alcyone Apartments, a mixed-use project that incorporates numerous sustainable building features, as well as affordable housing units. This month we focus on the 9th & Stewart Life Sciences Building, which was “future-proofed” with a green building strategy to support long-term appreciation.

As an independent, regional developer that assembles properties for redevelopment, Touchstone Corporation bucked industry trends during an economic downturn over the last few years that led to high vacancy rates. Touchstone landed a 15-year lease for 138,000 square feet of biomedical research and development and office space, and moved forward with designing the “green” 9th & Stewart Life Sciences Building.

Located in Seattle's Denny Triangle neighborhood, this 11-story structure sits within walking distance of the downtown shopping district, hotels, restaurants, theaters and the Convention Center. It is also adjacent to the South Lake Union neighborhood, recognized as one of the nation's leading biotechnology and life sciences centers.

The building replaces two surface parking lots with seven floors of biotech and office space above a three-story parking garage and first-floor lobby, retail and lab space. Occupants will have access to over 30 bus routes within a two-block walk, as well as bicycle storage, and shower and locker facilities provided by Touchstone.

The space has been leased by Corixa Corporation, a biomedical company that focuses on the treatment and prevention of autoimmune diseases, cancer and infectious diseases.

Building a Strong Business Case for Sustainability

Programming for the 9th & Stewart Life Sciences Building began in 2001, a year after LEED™—a voluntary, consensus-based national standard for developing high-performance, sustainable buildings—was introduced to the marketplace.

As Touchstone Vice-President Shawn Parry served on Washington State's Green Building Task Force, he learned more about green building strategies and became convinced that they aligned well with Touchstone's philosophy. Touchstone focuses on urban redevelopment, is a strong supporter of transit-oriented design, and strives to stay ahead of a constantly evolving market to ensure that its projects grow in value over time.

During the schematic design phase, the project team, led by MBT Architecture, found that many of the design guidelines fell within LEED™ criteria. After an initial assessment, the team believed it could stay on budget to meet financial goals and achieve LEED™ certification. Touchstone's President Douglas Howe noted that green building will help “future-proof” the project, meaning that as commercial tenants become more aware of its benefits, they will require them in their search criteria when looking for space to lease.

The design team was challenged to deliver a generic biotech core and shell building that was both flexible and efficient, and of the highest quality for the market. With their strong start, the team committed to achieving LEED™ early in the process and

See **9th & Stewart** on page 8

9th & Stewart, *cont. from page 7*

anticipates earning 33-38 credits, which qualifies for a LEED™ Silver rating.

Because the building is not owner-occupied, Touchstone has direct control over the building's core and shell, but not the tenant improvements. With development of a new LEED™ product underway, Touchstone was able to participate as a "LEED™ for Core and Shell Pilot Project," a more relevant design standard for the building type.

Saving Resources and Creating a Healthy Environment

Biotech research and development facilities use a lot of energy. Sophisticated equipment (many functions operating 24/7) and a need for more air changes drive higher energy use. The energy use for the building's core and shell will be reduced by approximately 27 percent, generating an annual energy savings of \$17,650 when compared to a comparable building that meets ASHRAE 90.1-1999. The Seattle Energy Code is even more stringent than the ASHRAE standard, and some of the gains were made by meeting the Seattle Energy Code lighting requirements in the garage and common areas.

Holaday-Parks, the mechanical engineering firm, reduced energy use further by selecting the best chiller available for the project. It worked closely with Seattle City Light to gain financial incentives to help pay for the more energy efficient equipment.

The cooling tower, called the "dolphin," eliminates the need for chemical treatment to kill bacteria and prevent corrosion. The system uses microwave technology as an alternative to chemicals. By selecting the dolphin, both energy and water savings are gained. Compared to a conventional system, the dolphin reduces water use by approximately 10 percent (11,650 gallons) per year.

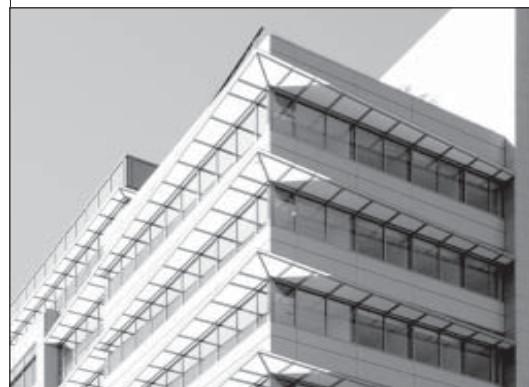
The building has exceptional water performance, using 45 percent less water than if designed to be a code compliant building, conserving 495,000 gallons each year. The low-flow fixtures selected to conserve water include waterless urinals, dual-flush toilets and low-flow faucets with sensors.

Building materials of the highest quality were selected. Many of these materials were available from local and regional sources, like the precast concrete panels and window systems selected for the building façade. Low-toxic materials were specified to create a healthy working environment for the tenants. Light-colored finishes, ample daylight and spectacular views enhance the indoor environmental quality.

Landscaping Enhanced by Extended "Green Street"

Tenants will enjoy a rooftop deck and more extensive landscaping at the streetscape, as the project is located on a designated "Green Street," a streetscape that uses landscape design to provide a pedestrian-friendly environment. Touchstone extended the Green Street beyond its property lines and redeveloped the adjacent properties' streetscape to improve the pedestrian environment along the entire block.

Environmentally friendly transportation choices are strongly promoted by the developer. Building occupants will have access to over 30 bus routes within a two-block walk, bicycle storage, and shower and locker facilities.



Building materials of the highest quality were selected for the 9th & Stewart Life Sciences Building. Many were available from local and regional sources, like the precast concrete panels and window systems selected for the building façade. The indoor environmental quality is enhanced by light-colored finishes, ample daylight and spectacular views.

For More Info

To learn more about the 9th & Stewart Life Sciences Building visit www.touchstonecorp.com.

For more information on Seattle City Light's energy incentives review their program at www.seattle.gov/light/conserve.

See what DPD is doing to encourage green building at www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD
Sustainable Development Planner
lynne.barker@seattle.gov
(206) 684-0806

Monorail Update: Proposed Design and Station Areas

—Monorail Review Panel

Last month, the Monorail Review Panel (MRP) continued to analyze and make recommendations for the proposed monorail design and its station areas.

On July 12, the panel continued its discussion of the Ballard crossing. The panel is extremely concerned that the design concept presented does not meet the standard of design excellence set forth by City Council. Of particular concern is the proposal for a box girder bridge structure, which has not been adequately justified both in terms of contextual analysis or design. In the draft action, the panel recommends several specific issues and future steps it would like to see addressed. The panel also received briefings on the design guideline illustrations, the station area planning work to date, and the final Alignment Approval and Transit Way Agreement voted on by City Council.

At the July 19 meeting, a presentation of the in-progress Westlake Transportation Hub Study yielded an interesting discussion of how to best connect the Westlake area monorail station to the other transit modes in the area. The panel also continued its discussion of the design guideline illustrations and received a briefing on the DPD permitting process of monorail Master Use Permits.

Meeting notes and a statement of the panel's mandate are now available on the City's "Integrating the Monorail" website at www.seattle.gov/monorail/monorailreviewpanel.htm.

The next panel meeting is scheduled from 5-7

p.m., Aug. 9, in the Bertha Landes Room of City Hall. The public is welcome to attend. The remaining summer meeting dates are Aug. 23, Sept. 13 and Sept. 20. For the location of these meetings or additional information, please contact:

Lisa Rutzick, MRP Coordinator
(206) 386-9049, lisa.rutzick@seattle.gov

—Station Area Planning

The Station Area Planning team is currently reviewing all the comments received at the June station area planning meetings and working on the next phase of its work—the Draft Station Area Action Plans. The Concept Plan maps and information the panel presented at the June meetings, and comments gathered at the meetings, are available on our website at www.seattle.gov/monorail/stationplanning.

Staff will be attending standing community meetings along the alignment during September to present the preliminary summaries of the draft action plan for the corresponding station(s), in anticipation of more complete public presentations in October/November.

For additional information, please contact:

NORTH HALF OF ALIGNMENT:
David Graves, Station Area Planner
(206) 684-3897, david.graves@seattle.gov

SOUTH HALF OF ALIGNMENT:
Scott Dvorak, Station Area Planner
(206) 684-3139, scott.dvorak@seattle.gov

Great Tools for Builders, Homeowners at Sustainable Building Library



[www.seattle.gov/
dpd/sustainability](http://www.seattle.gov/dpd/sustainability)

The City of Seattle's Sustainable Building Library—located in DPD's Public Resource Center on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.—provides access to resources that can improve your project's environmental performance. Whether your endeavor is commercial or residential, new or a renovation, you'll find great tips in the library's books, periodicals and CD-ROMs, including:

- What it means to build green
- How to increase your project's energy efficiency
- How to find and specify environmentally responsible materials
- How to protect indoor air quality

Books in the Sustainable Building Library may be checked out while you are visiting DPD. Just check in with staff at the main Public Resource Center counter and present valid identification, which staff will hold until the materials are returned. To search the online listing of titles in the Sustainable Building Library, or for helpful tips and incentives for building sustainably, visit www.seattle.gov/dpd/sustainability.

Affordable Housing Summit

On June 16, the Seattle Planning Commission attended a home ownership summit that brought together a conglomerate of residents and real estate professionals. Sponsored by the City of Seattle, the U.S. Department of Housing and Urban Development (HUD), Fannie Mae and Washington Mutual, the summit explored how to make housing in Seattle affordable to all, particularly working families.



The Seattle Planning Commission has been exploring ways to support denser, smaller development options that allow for more affordable housing creation.

Exploring How Seattle Can Expand Home Ownership for Working Families



—Interview about Home Ownership Summit with Angela Brooks, Seattle Planning Commission

Commissioner Angela Brooks serves as Planning Director for the City of Milton. She is experienced in community development, housing and social planning issues. Ms. Brooks, a life long resident of the Central Area, has been a commissioner for two years. She is also active in the American Planning Association's Black Community Division.

What were the key concepts discussed at the Home Ownership Summit?

A major topic of discussion was the types of developments needed to utilize land to the fullest capacity. The cost of raw land has increased tremendously, so the option of a detached single-family unit being affordable becomes increasingly difficult. Land Trust development, townhouses and condos were offered as possible strategies. Another topic of discussion was the need to start shifting our focus away from the single family house as the American Dream of home ownership. This notion no longer makes sense for many and just isn't affordable.

Was there new market data released and what did it tell us about home ownership in Seattle?

Real Vision Research was commissioned to do a demographic and housing study in three Seattle neighborhoods that have been identified to have development potential: the Central Area, Beacon Hill/Rainier Valley and Delridge/Westwood. The study found there is a shortage of new housing for both families and singles in all three areas. Due to the increased cost of land, building affordable new construction for a family of four at 80 percent of the median income is almost impossible today.

However, the report indicates region-wide developments are getting smaller in size. Pierce and Thurston Counties show increasing new single-family home sales and decreasing lot supply on the market. Plus, King County is projected to see a dramatic decrease in new household growth between 2003-2008 compared to Snohomish, Pierce and Thurston Counties.

How did the summit better enable affordable housing?

The summit brought everyone to the table. One suggestion was to keep a small group of developers, real estate agents, planners, community residents/activists and nonprofit providers talking about what works and what could work better. The publishing of the table conversations and implementing of some

see **affordable housing summit** on page 11

affordable housing summit, *cont. from page 10*

of the strategies developed will provide important tools in providing housing for all.

How can the City better enable housing affordability and home ownership for working families?

Typically housing programs target 80 percent of the median income. Clearly we have to start looking at a wide variety of housing programs when the Real Vision Report indicates that a new home in the three target neighborhoods has an average price of \$350,812—more than a household earning 120 percent of the median household income can afford. Those neighborhoods have large populations of single residents, and the reality is \$350,812 is hard to afford with two incomes let alone one. Ensuring there is housing stock that can accommodate such large populations of current Seattle residents will be vital to long term sustainability of the city's population. How this can be achieved with the rising cost of land will be the issue to be addressed. And, looking at zoning in the target growth areas and densities will be imperative.

How can/has the Planning Commission been involved in promoting housing affordability?

The commission and DPD have been proactive in looking at ways to support denser, smaller development options that allow for more affordable housing creation. The most recent example of the commission's work is the "Housing Choices" forums on the proposed detached ADUs (accessory dwelling units) legislation last year—the beginning of establishing land use code to develop affordable housing options. Through these forums, planning commissioners and DPD staff heard from developers, neighbors, housing advocates and activists about how Seattle can provide housing and the impacts the potential developments have on existing neighborhoods.

10-year update, *cont. from page 3*

for some of the environmental policies. The recommendation also adds a set of policies that address the city's fresh and salt water habitats. Another new recommended policy calls for establishing a monitoring system that would track several key aspects of the Comp Plan as a way to determine whether it is producing a more sustainable urban environment.

—Neighborhood Planning Element

The recommendations include adding new goals and policies to the Wallingford Neighborhood Plan, as a result of further planning work done in that neighborhood, and putting the Northgate Plan into the Comp Plan for the first time. As the Northgate Plan was prepared before the Comp Plan was adopted, and prior to the citywide neighborhood planning program, its policies have never received the same Comp Plan recognition given to later plans.

"This is DPD" Brochure

A user-friendly brochure providing an overview—organizational structure, short narrative and pictures—of the Seattle Department of Planning and Development is now available online at www.seattle.gov/dpd/about.

Client Assistance Memo Updates

CAM 229, *Residential Use of a Floating Home, House Barge or Vessel*, has been updated to reflect refinements in the definition of a vessel.

CAM 306, *Temporary Structure Permits*, has been updated to better address permit requirements and City department responsibilities (DPD vs. Seattle Fire Dept.)

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

Save
some
trees.

Read
dpdINFO
online.



It's easy. Simply send an email to pam.round@seattle.gov saying you want to receive (or switch to) the online Acrobat PDF version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines.

When emailing, be sure to include your "snailmail" name and address so we can remove you from our printed mailing list.

HOW TO REACH US AT DPD

Permits

| | |
|---|--------------|
| General Applications (<i>Applicant Svcs Ctr</i>)..... | 206-684-8850 |
| Design Review Program..... | 233-3823 |
| Drainage & Sewer Review (<i>incl side sewer</i>)..... | 684-5362 |
| Land Use Reviewers (<i>see note below</i> *)..... | n/a* |
| Master Use Permits..... | 684-8467 |
| Plans Routing..... | 684-8169 |
| Over-the-Counter (OTC) Permits..... | 684-8464 |
| Plumbing & Gas Piping Permits..... | 684-5198 |
| Sign Permits..... | 684-8419 |

Inspections

| | |
|---|----------|
| Inspection Requests: General..... | 684-8900 |
| Inspectors: General..... | 684-8950 |
| Site/erosion control (<i>includes pre-construction conferences & first ground disturbance</i>)..... | 684-8860 |

Planning

| | |
|---------------------------------------|----------|
| CityDesign (urban design office)..... | 615-1349 |
| Comprehensive Planning..... | 233-0079 |
| Land Use Policy | 684-8880 |
| Seattle Design Commission..... | 615-1349 |
| Seattle Planning Commission..... | 684-0433 |

Administration

| | |
|-----------------------------|----------|
| Office of the Director..... | 684-8899 |
| Community Relations..... | 233-3891 |
| Accounting..... | 684-7716 |
| Billing..... | 684-4175 |

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

| | |
|---|----------|
| General Department Information..... | 684-8600 |
| Applicant Services Center (ASC)..... | 684-8850 |
| Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm | |
| Census Data (<i>population & demographics</i>)..... | 615-0483 |
| Code Compliance (<i>enforcement info</i>)..... | 615-0808 |
| Events & Classes..... | 684-8443 |
| GIS Maps & Services..... | 684-0965 |
| Licensing & Testing (<i>gas piping, steam eng, refrig</i>)..... | 684-5174 |
| Media Relations..... | 233-3891 |
| Microfilm Library..... | 233-5180 |
| Property Owner/Tenant Assistance..... | 684-7899 |
| Public Resource Center (PRC)..... | 684-8467 |

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

| | |
|--|----------|
| Publications..... | 684-8467 |
| Site Development..... | 233-7232 |
| Sustainable Building..... | 684-0806 |
| Tech Support: Building Code (<i>1-4:15 pm</i>)..... | 684-4630 |
| Tech Support: Electrical Code (<i>see ASC hours</i>)..... | 684-5383 |
| Tech Support: Energy/Mech Code (<i>1-4:15 pm</i>)..... | 684-7846 |
| Zoning Info (<i>parcel zoning</i> *)..... | 684-8467 |
| Zoning Info (<i>site-specific Single Family</i> *; <i>1-4:15 pm</i>).. | 684-8850 |

*Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at www.seattle.gov/dpd/landuse.

Printed with soy-based ink on totally chlorine free paper made with 100% post-consumer fiber

www.seattle.gov/dpd

Subscription Info: (206) 233-3881

Assistant Editor

Julie Moore

Editor

Pam Round

Director

Diane Sugimura

Mayor

Gregory J. Nickels

Seattle, WA 98124-4019

P.O. Box 34019

700 Fifth Avenue, Suite 2000

Department of Planning and Development

City of Seattle



The latest news from Seattle's Department of Planning and Development

dpd!info